

# ***North San Jose Area Development Policy Update***

**River Oaks  
Community**



**December 19, 2006**

# ***North San Jose Area Development Policy***



***Existing North First Street Environment***



***Future North First Street Environment***

## ■ **Promote Economic Activity**

- Add Capacity for 26 Million Square Feet of Industrial/Office Development (83,000 New Jobs)
- Concentrate Development along LRT Line and near Airport

## ■ **Promote Livability**

- Provide Housing within Proximity of Jobs
- Integrate Retail Uses

## ■ **Promote Long-term Vitality**

- Build Transportation Improvements Financed by Development
- Promote Pedestrian Activity and Transit Use



# ***Industrial Core Area***



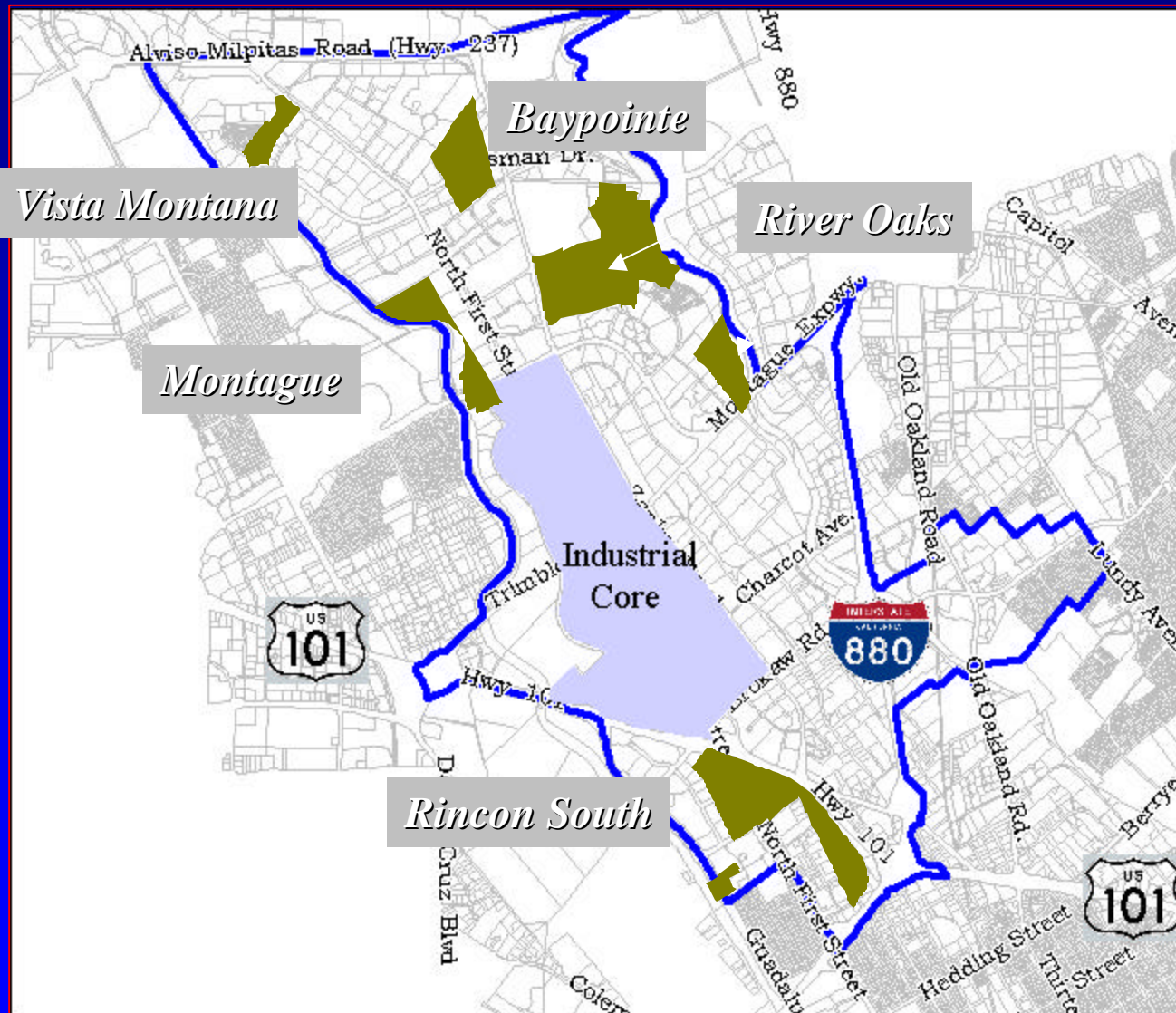
## ■ ***Development Incentives***

- ***20 Million Square Feet of New Development Capacity***
- ***More Flexible Allocation for Existing Capacity of 6.7 Million Square Feet***
- ***Environmental Clearance through Program Environmental Impact Report (EIR)***

## ■ ***Create Premier Silicon Valley Corporate Center***

- ***Concentrate 16 Million Square Feet within Core Area (1.2 FAR)***
- ***Allow Mixed-Use with Retail, Residential and Other Commercial***
- ***Building Heights up to 250 Feet***
- ***Provide Pedestrian and Transit Amenities***

# ***Transit Employment Residential Areas***



- **285 Acres**
- **32,000 Units in 4 Phases**
- **Housing in close proximity to jobs.**
- **Safe and Cohesive Neighborhoods with centrally located and accessible parks.**



# ***Residential Development***

## ■ ***Conversion Criteria***

- *Phasing*
- *Compatible with Industrial Land Uses*
- *Ability to Provide Services & Amenities*
- *Site Design*

## ■ ***Conversion Priority***

- *Facilitate Industrial Development*
- *Provide Parklands or School Site*
- *Adjacent to Existing Residential Use*
- *Mixed-Use (Commercial)*
- *Higher Density*

## ■ ***Residential Amenities***

- *New Parklands Consistent with the City's Parkland Dedication Ordinance*
- *Incorporate Retail Space*
- *Pedestrian Facilities*
- *Design Consistent with City's Residential Design Guidelines*



# Transportation Improvements

## ■ Major Roadway Improvements

- 1 Widen Montague
- 2 Widen Zanker
- 3 101 Trimble
- 4 Montague – Trimble Flyover
- 5 880 / Charcot Overpass
- 6 101 / Zanker – Skyport Overpass
- 7 101 / Mabury Interchange
- 8 First Street / 237
- 9 McCarthy / Montague
- 10 Oakland / 101

## ■ Other Improvements

- Transit/Bicycle/Pedestrian Facility Improvements
- Downtown Couplet Conversions
- Grid System
- 15 NSJ Intersections
- 9 CSJ Intersections





# ***Development Phasing / Implementation***

<b><u>Phase 1</u></b>  ■ - Up to 7 Million sq. ft. of Industrial  ■ - Up to 8,000 Residential Units	<b><u>Phase 2</u></b>  ■ - 7 to 14 Million sq. ft. of Industrial  ■ - 8,000 to 16,000 Residential Units
<b><u>Phase 3</u></b>  ■ - 14 to 21 Million sq. ft. of Industrial  ■ - 12,000 to 24,000 Residential Units	<b><u>Phase 4</u></b>  ■ - 21 to 26.7 Million sq. ft. of Industrial  ■ - 16,000 to 32,000 Residential Units

# ***Planning for Parks***

***Neighborhood Parks*** – Projects include centrally located, accessible on-site parkland per Parkland Dedication Ordinance requirements.

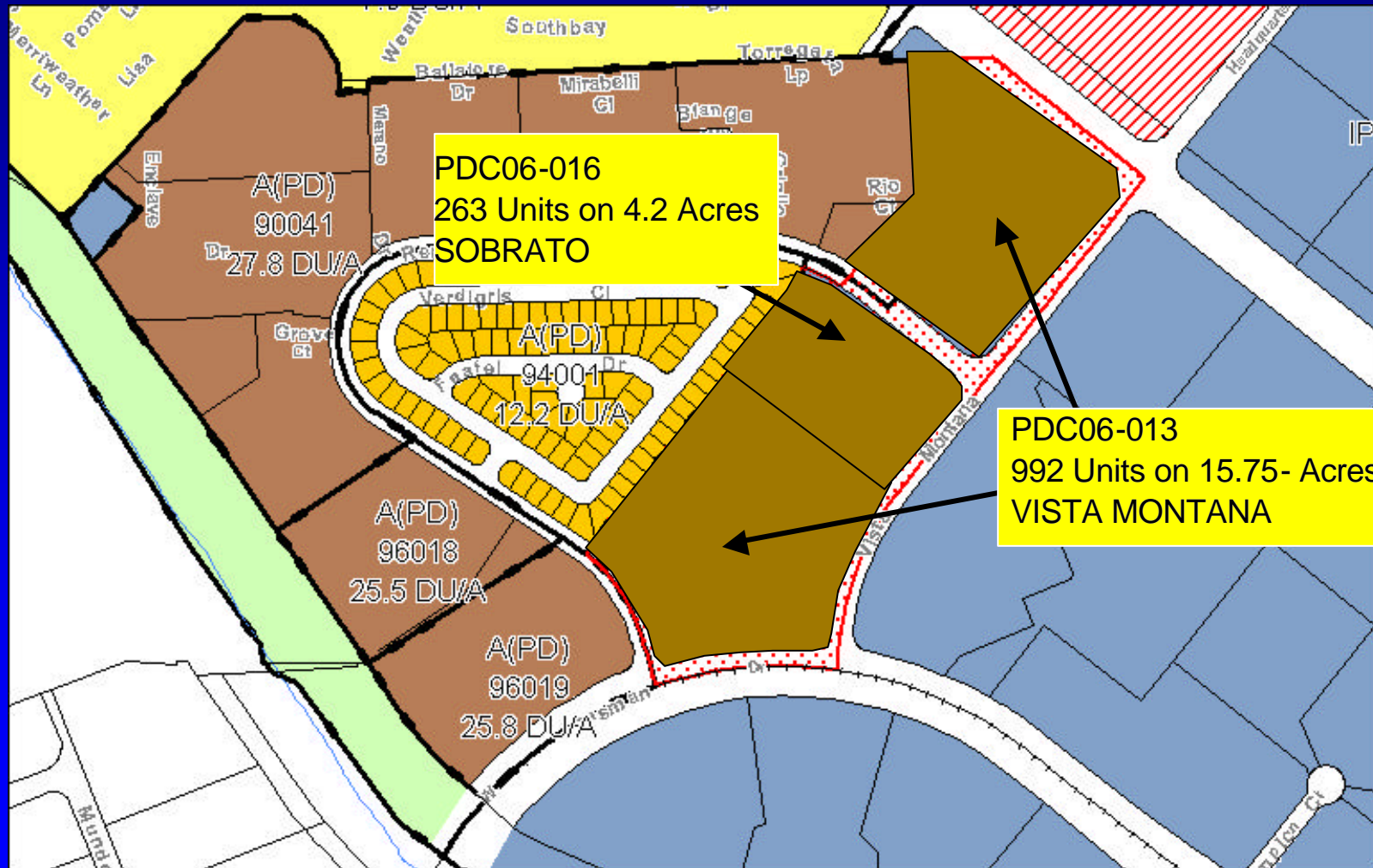
***Community Parks*** - A Park Overlay and Implementation plan to begin in 2007 to determine needs for community-serving parks in North San Jose to serve new and existing residents.



# ***Schools***

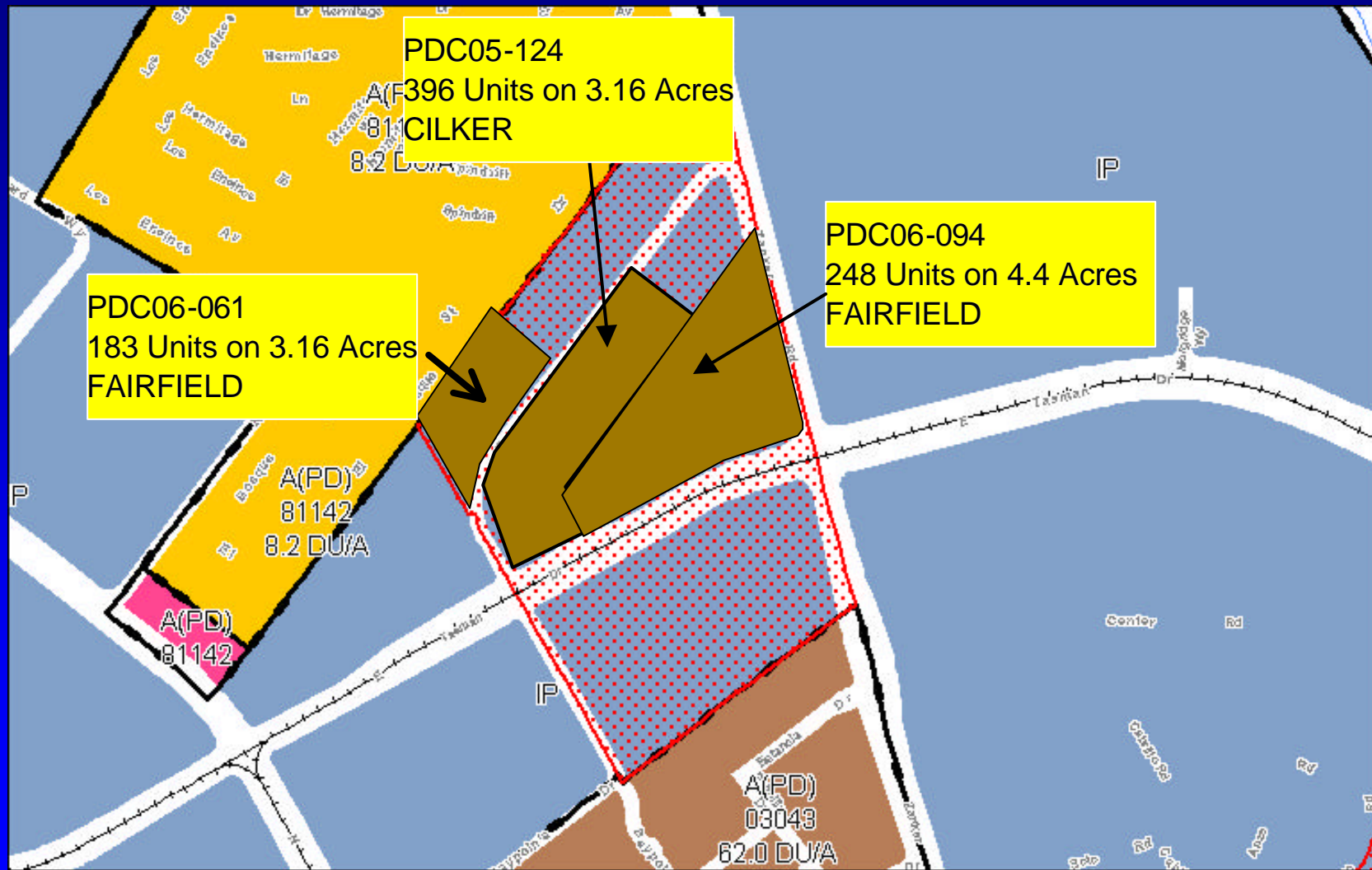
- San Jose to fund **Pupil Generation Report** to be prepared by Santa Clara Unified School District.(early 2007)
- San Jose to prepare **School Facility Plan** to identify potential school sites.(summer 2007)
- San Jose to prepare analysis of construction costs and operational impacts to District arising from NSJ Policy.(fall 2007)

# Vista Montana Area



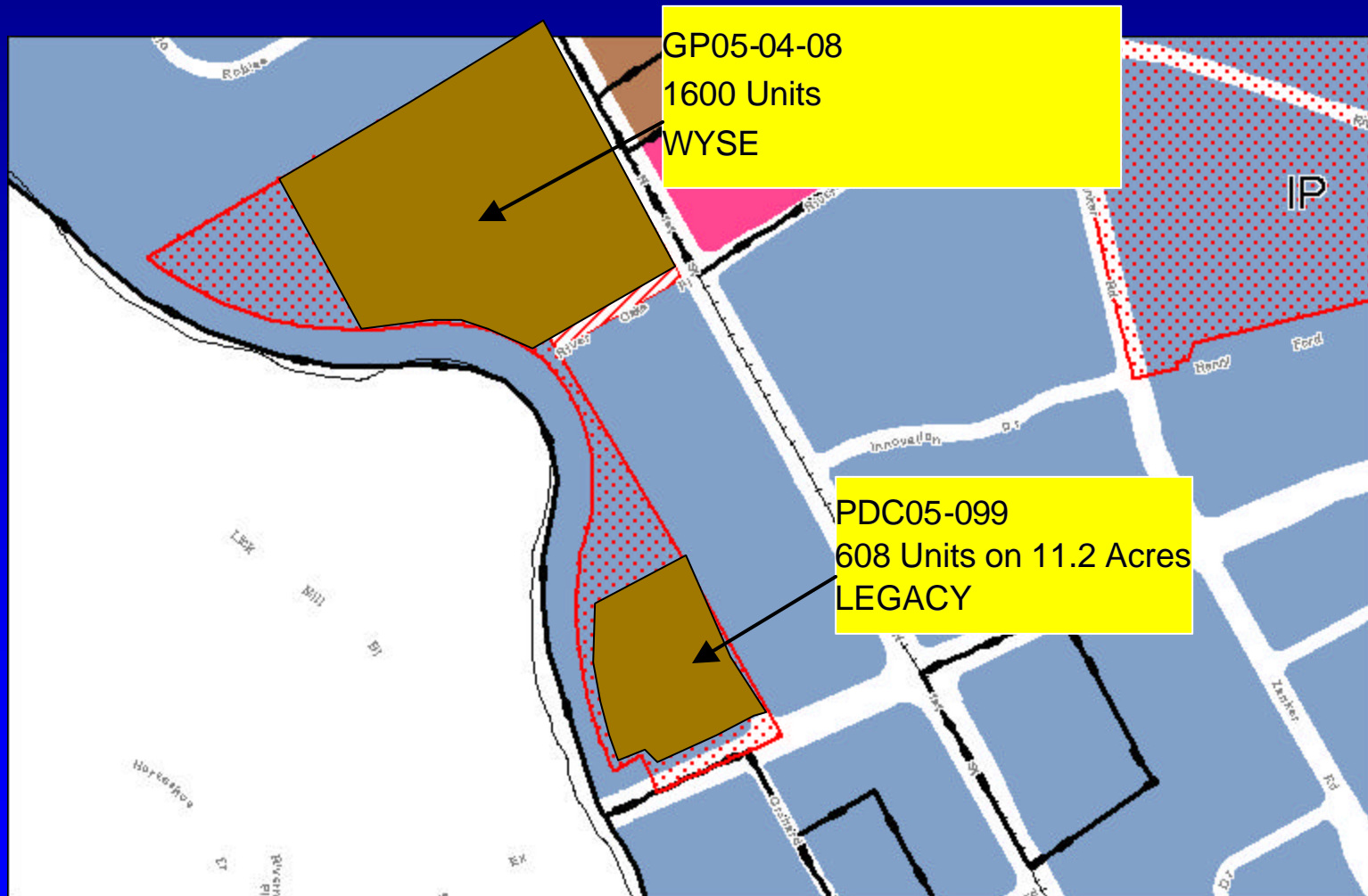


# Baypointe Area



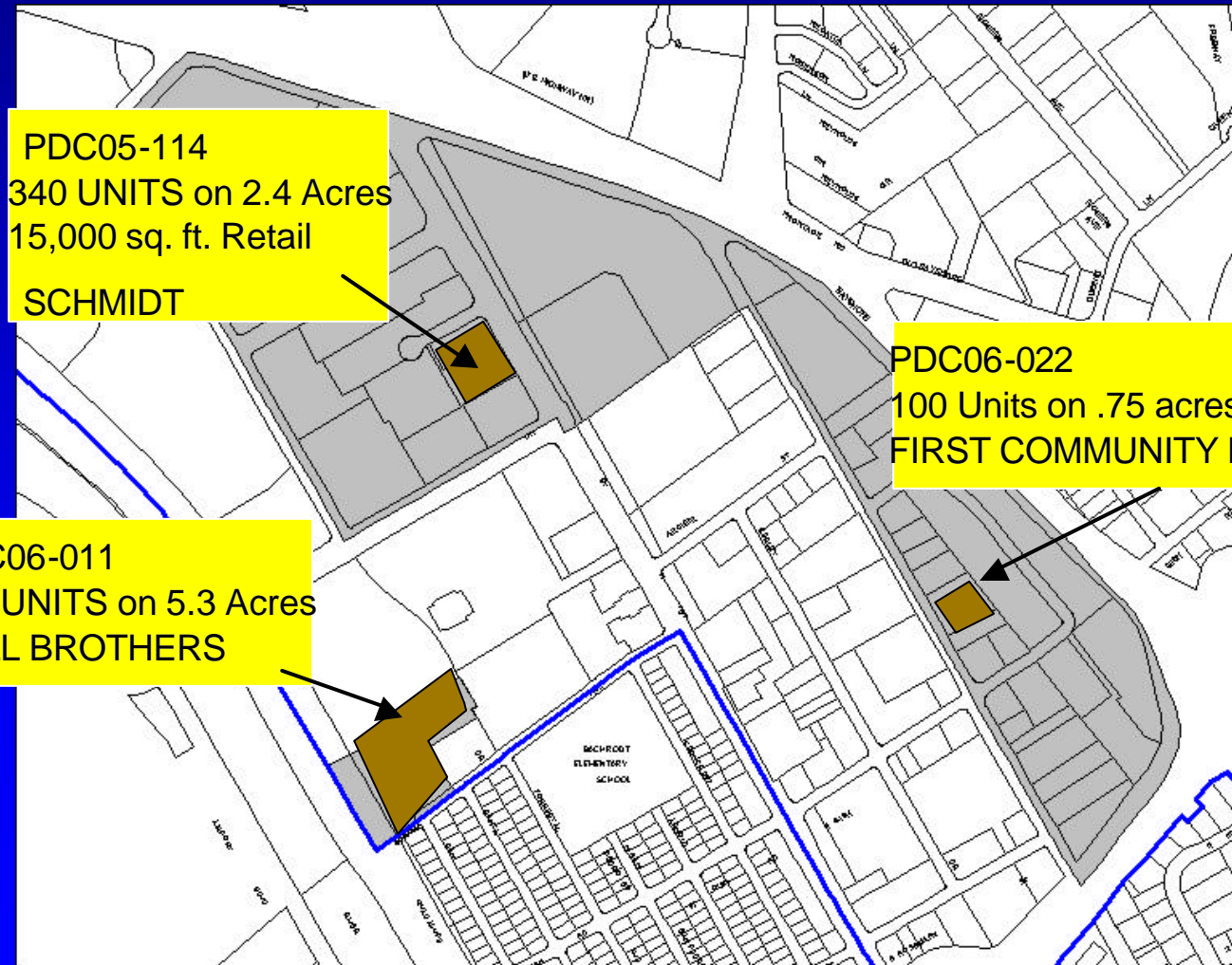
Approx. 60 Acres

# Montague Area





# ***Rincon South Area***



PDC05-114  
340 UNITS on 2.4 Acres  
15,000 sq. ft. Retail  
SCHMIDT

PDC06-011  
302 UNITS on 5.3 Acres  
TOLL BROTHERS

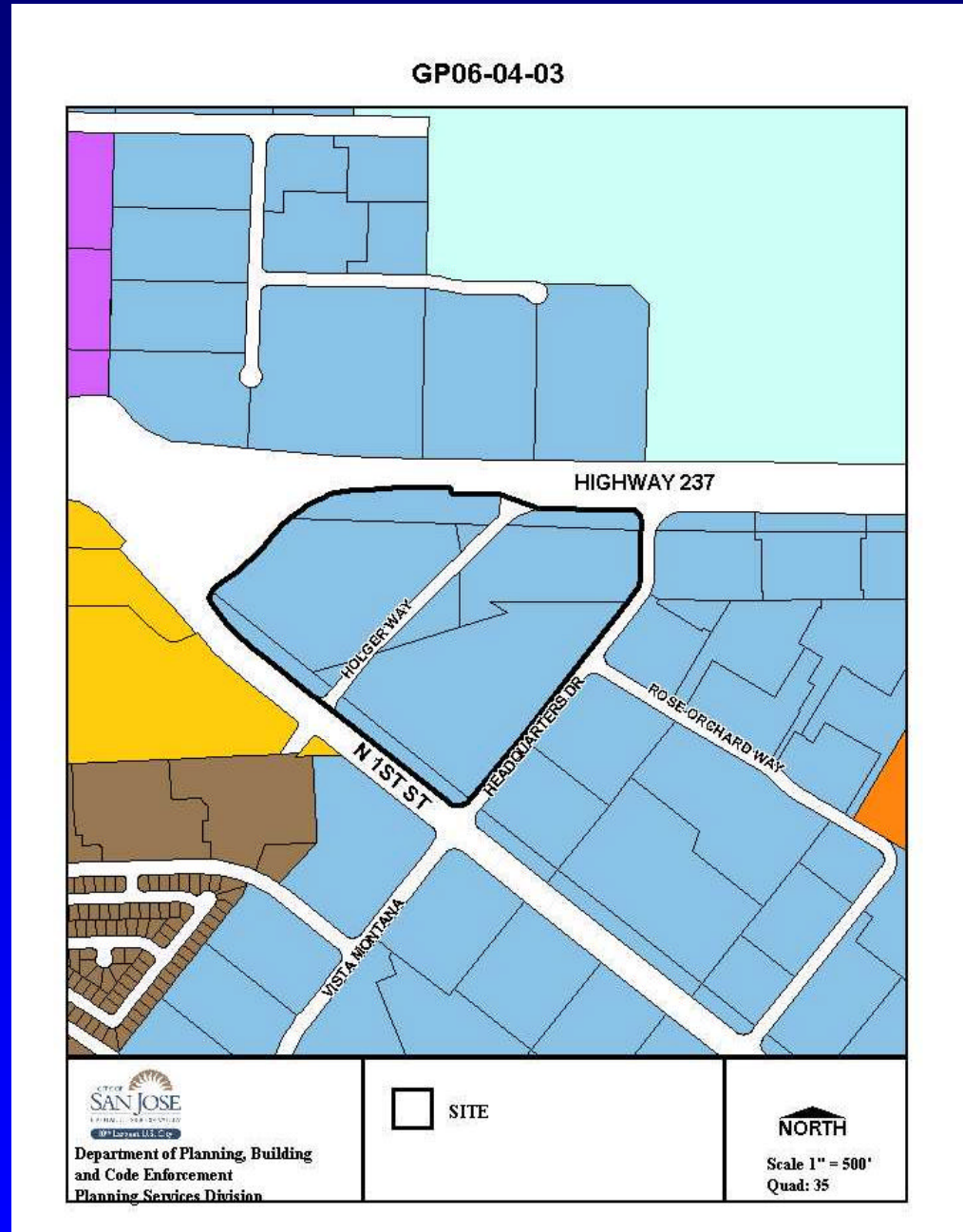
PDC06-022  
100 Units on .75 acres  
FIRST COMMUNITY HOUSING

# First/237 Area

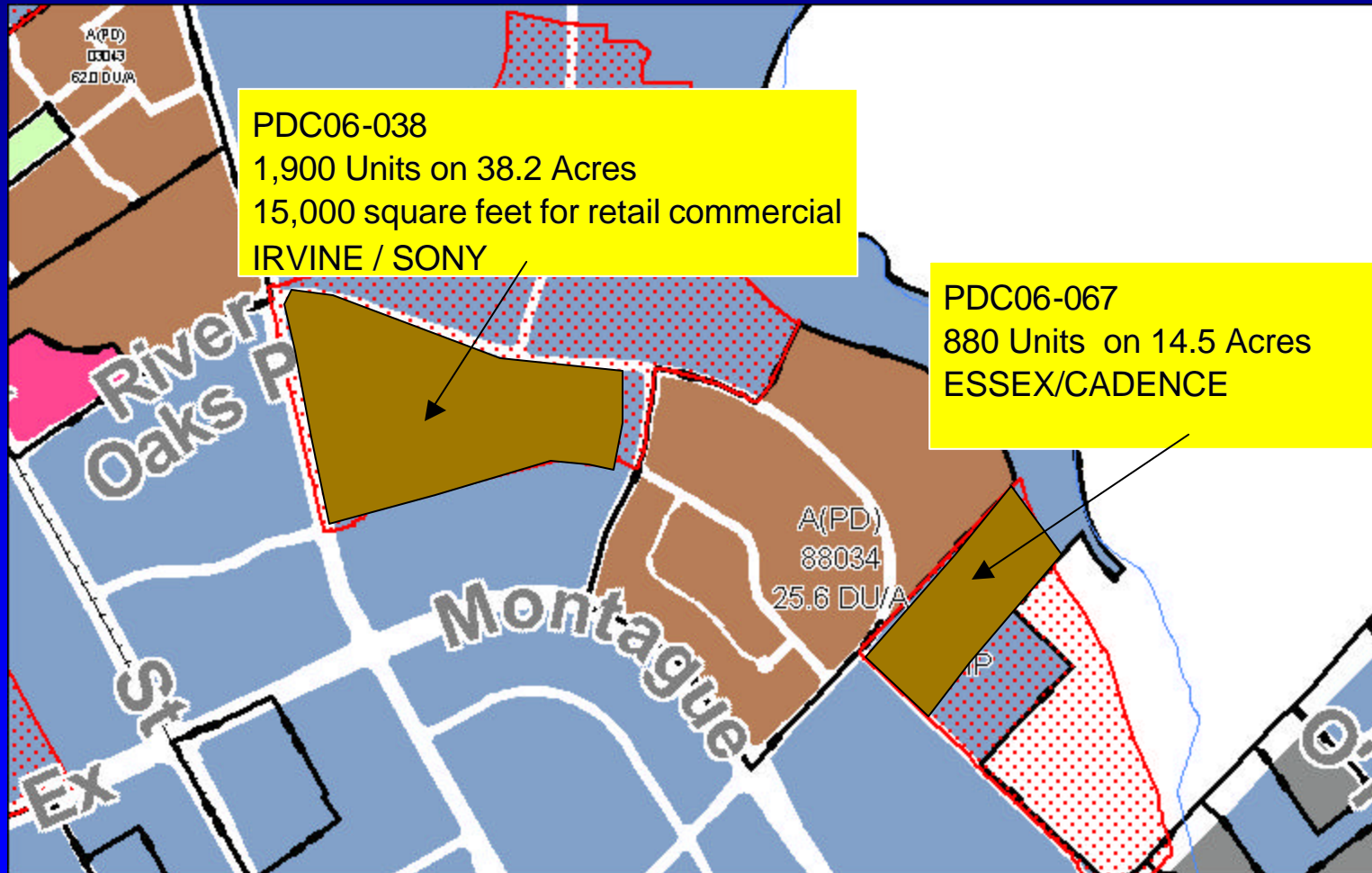
## GENERAL PLAN AMENDMENT

Change the Land Use/Transportation  
Diagram designation from Industrial Park  
with Mixed Industrial Overlay to Combined  
Industrial/ Commercial

Neighborhood Retail Center  
Office  
Hotel



# River Oaks Area





# ***Timeline***

***Policy Initiated*** ***January 2005***

***Preliminary Staff Analysis*** ***Jan – Sept. 2004***

***Public Outreach*** ***Oct. 2004- May 2005***

***Policy Adopted & Legal Challenge*** ***June 2005***

***First Application Filed*** ***October 2005***

***Project Specific Outreach*** ***Aug. 2006- Present***

***Lawsuit Resolved*** ***December 2006***

# ***Next Steps***

Project Community Meetings

North San Jose Design Guidelines

Parks Planning

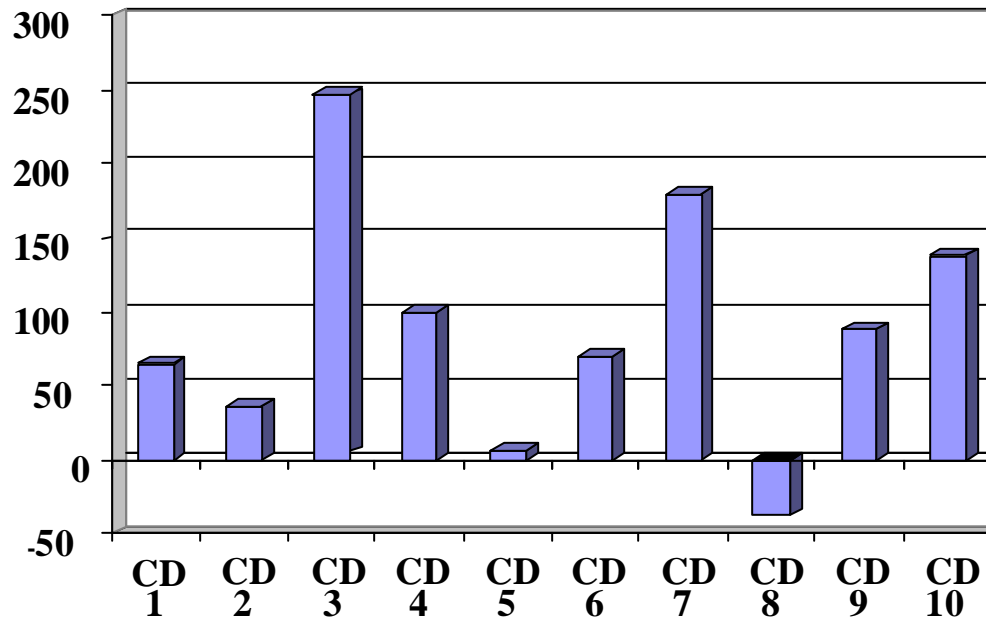
Public Hearings on Rezoning  
(Planning Commission, City Council)



*Creates a more livable City*



# ***Greenprint Recreational Goals***



**931  
Additional  
Park Acres  
By 2020**

*“Neighborhood/Community Parks  
+ 100 additional Citywide Park Acres*

# ***What are the City's Parkland Dedication Ordinances?***

- **Parkland Dedication Ordinance of 1988  
(Section 19.38 SJMC)**
- **Park Impact Ordinance of 1992  
(Section 14.25 SJMC)**
- **Major revisions to both Ordinances in 1998**

## ***Under What Authority?***

- State Law enables Cities and Counties to require new housing projects to provide park and recreation facilities to meet the needs generated by new residents
- Represents a “pay as you go” philosophy for parks associated with new housing projects
- For all new housing units as defined by the local City or County

*The Quimby Act (G.C. 66477)*



# ***How Does the PDO - PIO Work?***

**Requires new housing projects to:**

- Dedicate public parkland and/or
- Pay for park improvements, and/or
- Pay an In-Lieu Fee to the City to acquire parkland nearby, improve or renovate an existing nearby park to the housing project, and/or
- Provide on-site private recreational facilities (50%)
- Exemption - low and very-low income units

***PDO – PIO after 1998***

# ***PDO / PIO Formulas***

## **3.0 Acres of Raw Parkland / 1000 Population**

**Number of Units by Type X Person Per Household by Type X Parkland Requirement 1,000 = Acres Obligation for Parks**

**Estimated Value per 1 Acre (Avg. Land Costs) / Number of Dwelling Units equal to 1 Acre = In-Lieu Fee Per Unit Round to \$50**

***General Plan Goal is 3.5 / 1000***



*Comments and Questions:*